



**TYTHE FARM**  
WANSFORD, DRIFFIELD, EAST YORKSHIRE

**Cundalls**



## **TYTHE FARM** **WANSFORD, DRIFFIELD** **EAST YORKSHIRE** **YO25 8NP**

*Driffield 3 miles, Beverley 13 miles, Hull 20 miles, York 32 miles, (all distances approximate)*

### **AN EXCEPTIONAL COUNTRY PROPERTY WITH EXTRAORDINARY GARDEN AND GROUNDS. ON THE MARKET FOR THE FIRST TIME IN NEARLY A CENTURY**

**Tythe Farmhouse:** An imaginatively redesigned and wonderfully executed 5 bedroom property, providing over 5,000 square feet of beautifully presented accommodation. Exceptionally versatile range and layout of rooms, with guest wing and a high specification finish throughout.

**Courtyard Buildings:** Adjoining buildings providing 1,745 square feet of garaging, storage, workshop and bedroom / office

**Building:** Substantial, 6,300sq.ft detached commercial/agricultural building. Let on an annual tenancy of £20,000 per annum.

**Garden & Grounds:** In all around 10 acres of the most glorious, landscaped gardens and grounds with large lake with summer house, extensive lawns, woodland shelterbelts, orchards and delightful mixed herbaceous and cottage garden borders.

**FOR SALE BY PRIVATE TREATY**  
**GUIDE PRICE £1,500,000**

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## DESCRIPTION

An outstanding country property set within award winning grounds, Tythe Farm is the culmination of the current owner's vision to create a traditionally designed modern home with a more contemporary execution and simply spectacular grounds created from developing a traditional farmyard and agricultural land over twenty years ago.

The grounds are superb and can be best appreciated in person, which has been the case for several years, as the gardens have been open to the public, raising huge amounts of money for charity. Ten acres of stunning grounds, with woodland walks, lake with summer house, decking and island with pagoda, broad stretches of lawn, formal courtyard garden, rose beds, herbaceous garden and a famous flower border which stretches over 200 metres long with shrubs and perennials.

Designed by Speight Turton & Associates of Beverley, the clients gave the architects free rein to reimagine what was a traditional farmhouse and buildings into a modern home in a period style. The result is a property which seems to have stood for far longer than its 25 years, so well established is its style and surroundings, but with a modern range and flow of accommodation and high specification execution. In all 5,357 square feet with a versatile layout of rooms and with many retained features of the original building in the form of reclaimed beams, exposed brickwork and the original range oven, complimented by high end joinery, bespoke granite topped kitchen and bathroom fittings throughout.

In brief; entrance porch, entrance hall, dual aspect sitting room, library, garden room and study. Dining room and farmhouse kitchen with a unique range of bespoke kitchen units, adjoining scullery, pantry, utility and boiler room. On the First Floor are two large double bedrooms, both with en-suite shower rooms. Adjoining the main body of the house lies a guest wing with a further two ground floor bedrooms, bathroom, kitchenette, and two reception rooms including a recently added garden room with a stunning view across the garden overlooking the lake.

Forming the east side of the courtyard lies a large double garage, workshop with mezzanine storage areas and first floor office/bedroom.

A modern agricultural/commercial building provides 6,140 square feet of space. Currently rented out and bringing in a healthy income of £20,000 per annum.

Tythe Farm is situated in a lovely private rural position in open countryside between the villages of Wansford and Nafferton.

Wansford is small, rural village, only three miles south of the traditional market town of Driffield.

Driffield offers a good range of shops, hostelrys, schools and leisure amenities. A regular train service runs between Driffield and Hull and over to main line service at York.

The minster city of Beverley lies 13 miles away. Beverley with its picturesque Minster and renowned racecourse is a popular county town and has a larger range of amenities.

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## ACCOMMODATION COMPRISES

### FRONT PORCH

Covered porch. Joiner fitted oak bench. Panelled front door with inset glazed panes. Flagged floor.

### ENTRANCE HALLWAY

Panelled front door. Stairs to the First Floor. Fitted understairs cupboards. Archway through to the inner hall. Pair of glazed, double doors opening through to the Sitting Room.

### SITTING ROOM

6.25 m (20'6") x 6.28 m (20'7")

A light, dual aspect room with bay window to the rear and a pair of casement windows to the side. Cast iron wood burning stove set with an exposed brick fireplace with oak inset mantel and flagstone hearth. Exposed beams. Wall light points.



### LIBRARY

4.08 m (13'5") x 7.71 m (25'4")

Engineered oak floor. An ornately carved, reclaimed, fire surround with tiled hearth. Bay window to the rear and casement windows to the side. Reclaimed feature beams. Television point. Glass double doors into the Garden Room.



#### STUDY

2.63 m (8'8") x 3.32 m (10'11")

Casement window to the side. Radiator. Wall light points. Telephone point.

#### DINING ROOM

4.18 m (13'9") x 5.07 m (16'8")

The former Apple Loft, the room is part vaulted with exposed beams, trusses and eaves storage. Original range with bread oven and working fire grate. Exposed brickwork. Dual aspect with windows to both sides. Radiator. Wall light points.

#### GARDEN ROOM

4.72 m (15'6") x 6.07 m (19'11")

A well-considered design with vaulted ceiling and doors to both sides; with the effect of bringing the garden into the property. Radiator. Stone flagged floor. Central fountain. Door through to the Guest Wing and Bedrooms Three & Four.



#### KITCHEN/BREAKFAST ROOM

9.44 m (31'10") x 5.08 m (16'8")

A beautifully proportioned room with a high specification range of fitted base and wall units, with solid granite worktops incorporating a matching central island unit. Brick recess housing the Racing Green Aga. Electric oven and hob. Vaulted ceiling with exposed trusses. Dual aspect with windows to both sides. Tiled floor. Under cupboard lighting. Tiled splashback. Radiator. Wall lights.



**SCULLERY**  
3.40 m (11'2") x 2.87 m (9'5")  
Matching base units with granite hobs incorporating inset sink unit. Tiled floor. Window overlooking the central courtyard garden.

**PANTRY**  
Casement window to the rear. Fitted shelving. Tiled floor.

**UTILITY ROOM**  
Worktops incorporating sink unit. Automatic washing machine point. Quarry tiled floor. Casement window. Extractor fan. Loft hatch.

**BOOT ROOM/REAR ENTRANCE LOBBY**  
3.23 m (10'7") x 2.60 m (8'6")  
Tiled floor. Door out to the garden. Radiator.

**WET ROOM**  
Shower. Low flush WC. Pedestal wash hand basin. Tiled walls and floor. Extractor fan. Radiator.

**BOILER ROOM**  
4.67 m (15'4") x 2.07 m (6'10")  
Boulter oil fired central heating boiler. Quarry tiled floor. Window to the rear.

## FIRST FLOOR

### GALLERIED LANDING

Large walk-in linen room. Radiator. Wall light point.

### BEDROOM ONE

5.57 m (18'3") x 5.05 m (16'7")

Casement window to the front and rear with a lovely view across to the lake. Two wall light points. Two radiators. Eaves storage.



### EN-SUITE BATHROOM

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Bidet. Tiled walls. Radiator. Extractor fan. Window to the side.

### BEDROOM TWO

6.27 m (20'7") x 3.59 m (11'9")

Casement window to the front and rear with a lovely view across to the lake. Two wall light points. Two radiators. Eaves storage.



### EN-SUITE BATHROOM

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Bidet. Tiled walls. Radiator. Extractor fan. Window to the side.

## GUEST WING

### BEDROOM THREE

5.12 m (16'10") x 4.02 m (13'2")

Dual aspect room with windows to the rear and side. Pair of radiators. Two wall light points.



### BEDROOM FOUR

3.57 m (11'9") x 3.08 m (10'1")

Casement window to the side. Radiator.

### BATHROOM

3.57 m (11'9") x 2.70 m (8'8")

Matching white suite comprising bath, bidet, low flush WC and pedestal wash hand basin. Tiled walls and floor. Extractor fan. Fitted airing cupboard. Window to the side.

### KITCHENETTE

Range of joiner built base and wall units which match the Kitchen units, with granite units and incorporating ceramic sink unit. Four ring Zanussi hob with extractor overhead. Integrated fridge. Tiled floor. Tiled splashbacks. Open through to the Music Room.

### MUSIC ROOM

4.60 m (15'1") x 3.25 m (10'8")

Tiled floor. Wall light point. Window to the side.



### GARDEN ROOM/ORANGERY

6.66 m (21'10") x 3.72 m (12'3")

Oak construction. Doors out to the garden. Tiled floor. Cast iron stove set upon a raised tiled hearth. Wall light points. Underfloor heating.



## ADJOINING BARN/GARAGE/WORKSHOP & ANNEXE

Forming the eastern wing of the 'U' shaped building, fronting the parking area.



### DOUBLE GARAGE

7.50 m (24'7") x 4.86 m (15'11")

Pair of electric garage doors to the front. Electric light and power. Window to the rear

### GARAGE

6.14 m (20'2") x 4.18 m (13'8")

Electric garage doors to the front. Electric light and power. Glazed double doors opening into the courtyard garden to the rear. Stairs leading to Bedroom Five.

### BEDROOM FIVE /OFFICE

5.30 m (17'5") x 4.26 m (14'0")

Windows to both sides.

### STORE

5.24 m (17'2") x 4.75 m (15'7")

Doors to both sides. Stairs up to the mezzanine floor.

### WORKSHOP

5.56 m (18'3") x 4.75 m (15'7")

Door to the front. Electric light and power.

### MEZZANINE FLOOR

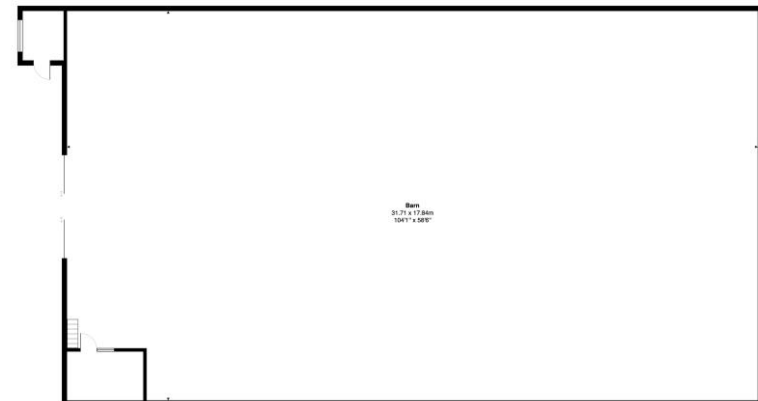
5.56 m (18'3") x 4.75 m (15'7")

Window to the side.

## AGRICULTURAL / COMMERCIAL BUILDING



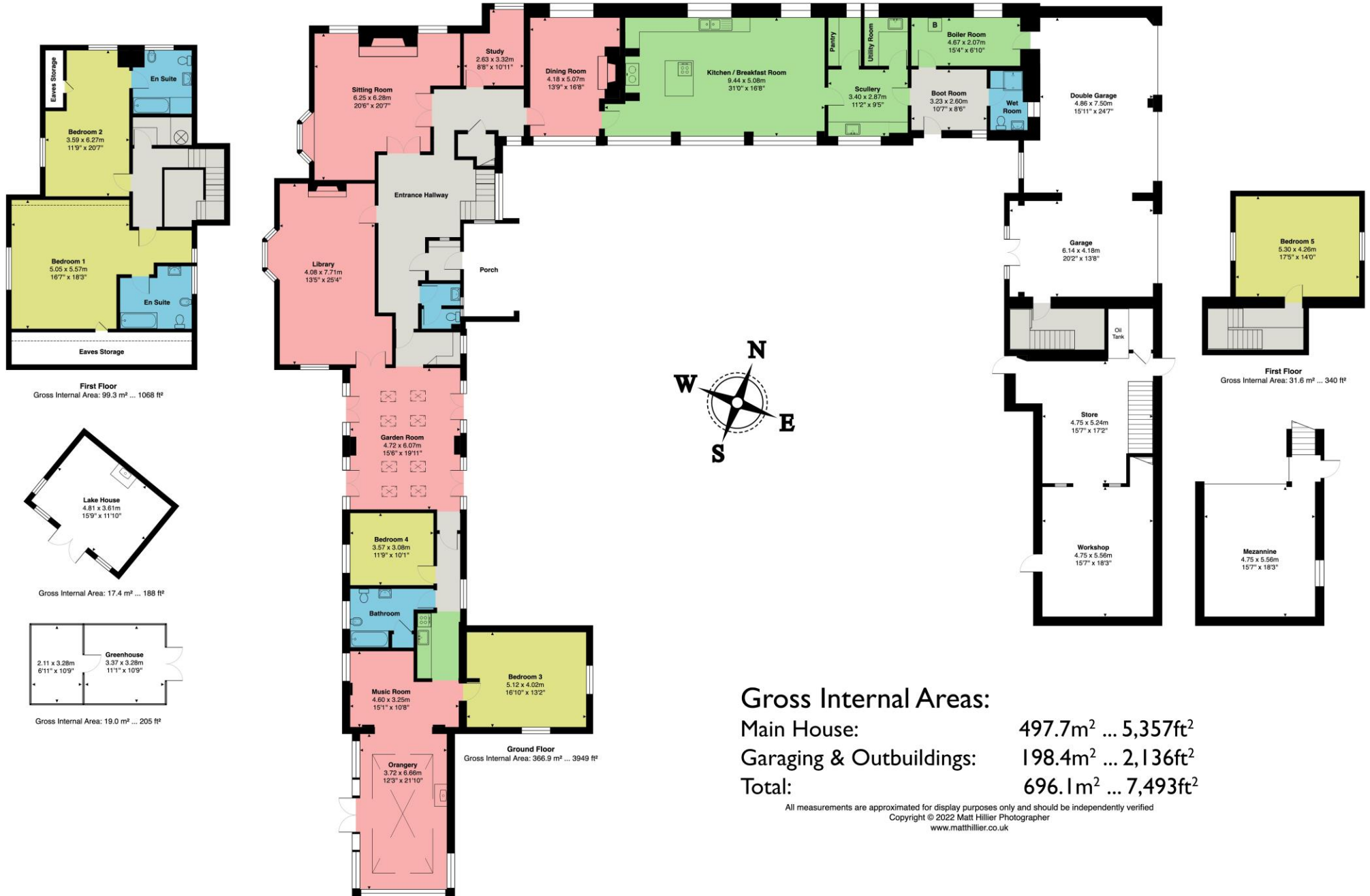
A 6,300sq.ft former farm building, privately situated to the east of the house and gardens. The building is now utilised as a storage base for a crop storage manufacturing business. The building is currently let for £20,000 per annum and possession could be gained in November 2023 if a purchaser wished to gain possession. The building is constructed of steel portal frame with concrete block walls, fibre cement roof and side panels. Concrete floor. Light, electric and power (Three phase)



Gross Internal Area: 570.4 m<sup>2</sup> ... 6140 SF



# Floorplan



**Gross Internal Areas:**  
**Main House:** 497.7m<sup>2</sup> ... 5,357ft<sup>2</sup>  
**Garaging & Outbuildings:** 198.4m<sup>2</sup> ... 2,136ft<sup>2</sup>  
**Total:** 696.1m<sup>2</sup> ... 7,493ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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 www.matthillier.co.uk

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## GARDEN & GROUNDS

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In all Tythe Farm is situated within just under 10 acres of the most beautiful gardens and grounds, which have been opened to the public, given there superb nature.

The property is approached via a long, tree lined private tarmac driveway which opens up onto a large parking area.

The driveway curved round to the property, providing a wonderful approach to the house, facing directly into the south facing, sheltered courtyard garden area with Pluto and Persephone statue.

The walls are trained with Wisteria, roses and clematis, creating a colourful, scented and extremely sheltered garden area.

The main formal garden is south west facing and amounts to around 4.5 acres including a beautiful lake of just under an acre which sits centrally within the formal gardens, which surrounds the property to three sides.

The lake provides two island areas, one with a bridge leading to a commissioned Greco Roman carved stone Gazebo. The lake has a variety of water lilies, yellow flag iris and is well stocked with coarse fish and home to a variety of wildlife.

To the north east boundary of the lake there is a superb timber summer house with log burning stove and doors opening on a large decking area overlooking the lake.

Extensive lawned gardens surround the lake, bordered by an array of mature herbaceous borders, shrubs, rose beds, lavender beds and cottage style garden areas providing year round colour.

The gardens include some superb architectural pieces including hand carved Italian sculptures dominated by an impressive statue of Apollo and Daphnie.

There is a greenhouse and vegetable garden area and two separate orchard areas providing a variety of fruit trees.

There is a range of mature trees including Maple and Mixed deciduous woodland shelterbelts surround the property providing privacy and shelter.

Quite simply, words cannot do the garden and grounds justice as it is impossible to place into words how beautiful the gardens are, without formally viewing them. Further details can be found at [www.tythefarmgardens.com](http://www.tythefarmgardens.com)





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## GENERAL INFORMATION - REMARKS & STIPULATIONS

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the property.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries please contact Tom Watson on 01653 697820, email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk).

### GENERAL INFORMATION

Services:	Mains water and electric. Septic tank drainage. Oil fired heating.
Council Tax:	G
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Fixtures & Fittings:	Fixtures and Fittings internally and externally will be by negotiation.
EPC:	Available to inspect at the agents Malton office.

Details prepared June 2023. Photographs September 2022. Four further photos are pre 2022.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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